

# Building Inspection Report



510 NW Third Avenue  
Portland, OR. 97209

Inspection # 6805

Prepared for: Portland Development Commission

Prepared by: Emerald Home/BuildingInspection  
2870 NE Hogan E-504  
Gresham, OR 97030

**EMERALD HOME / BUILDING INSPECTION**  
**Home Inspection Report**  
**Cover Sheet**

Inspection Site Address:                      Date: 1/29/2010    Time: 9:30 AM

510 NW 3rd Avenue  
 Portland, OR. 97209

6805  
 Mapquest map  
 7637 [ / ] sq.ft.  
 fire station building                      1913                      age

Client Name and Information:

**Portland Development Commission**  
 Attn: Wendy Wilcox  
 222 NW Fifth Avenue  
 Portland, OR. 97209

Work Ph    **503 823-3236**  
 Fax Ph    **503 865-3824**  
 Page/Cell Ph  
 Other Ph  
 e-mail    WilcoxW@PDC.us  
 e-mail

Client Agent Name and Information:

.

Work Ph  
 Fax Ph  
 Cell Ph  
 Home Off  
 e-mail

Other Agent Name and Information:

.

Work Ph  
 Fax Ph  
 Page/Cell Ph  
 Home Ph  
 e-mail

Other Parties Name and Information: Owner/Seller

n/a

Home Ph  
 Work Ph  
 Page/Cell Ph  
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Inspection Company and Inspector:

**EMERALD Home/Building Inspection**  
 2870 NE Hogan Dr # E-504 pmb  
 Gresham, OR. 97030-3175

Office (503)    **665-5056**  
 Fax Ph (503)    **618-8177**

                      01/29/2010  
**Daniel Temple**                      Inspector    Date  
 OCHI 057                      ccb 116623

**6805**  
 Report number

**EMERALD HOME / BUILDING INSPECTION**

2870 NE Hogan Drive # E-504 - Gresham, OR. 97030-3059

Phone: (503) **665-5056**

Fax: (503) 618-8177

CCB 116623 OCHI 0057

e-mail: [dan@emeraldinspection.com](mailto:dan@emeraldinspection.com)

January 29, 2010

Portland Development Commission  
Attn: Wendy Wilcox  
222 NW 5<sup>th</sup> Avenue  
Portland, OR. 97209

Re: Contract P O # 42084  
Inspection # 6805 performed 1.29.2010  
Site Address: 510 NW 3<sup>rd</sup> Avenue  
Portland, OR. 97209

Dear Ms. Wilcox,

Per your request, the following represents our best estimate for the work necessary to correct the issues detailed in the inspection report above referenced, with written bids only for roof and brick repair.

Roof structure repair and roof replacement if solid timber wood trusses are not damaged. See Interstate Roofing Estimate plus \$3,000 sheathing.	\$26,400.00
Sheet metal and downspout repairs.	\$2,500.00
Exterior woodwork repairs, exterior stairs and painting.	\$19,400.00
Replace exterior windows and doors.	\$24,500.00
Repair the old building's roof skylight and stairwell skylight.	\$16,000.00
Interior clean up and carpentry repairs, except floorings.	\$24,000.00
Electrical systems water and vandalism damage.	\$15,000.00
Furnace and air conditioning.	\$6,500.00
Plumbing repairs.	\$3,500.00
Drywall repairs and attic insulation.	\$18,000.00
Lead paint and asbestos abatement?	_____ *
Building settlement and seismic upgrades?	_____ *
Refurbish the brick exterior, average of three bids (low \$103 high \$193)	\$152,000.00
	<b>\$287,800.00 *</b>

\* Hazardous material abatement and structural problems not included in current total.

These are mainly estimates and as always competitive bids from licensed contractors are your safest source. We have attached roofing and masonry contractor's bids which we obtained.

Feel free to contact us if you have questions.

Emerald Home / Building Inspection



Daniel Temple, Inspector  
CCB 116623 OCHI 057 Dept Ag 133343

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Southwest view. The old building looks pretty good from a distance but needs lots of work.



Northwest view.



Front Elevation. Building faces west.



Northeast view.



Southeast view.



The south side yard area needs extensive clean-up and security fencing installed.



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Wider view of the building's south side and stairs to the top floor.



West end of the south side yard and additional mess and damage needing clean-up.



The trees need to be pruned back off the building.



The external stairs need safety modifications. Trees need to be cut back off the building.



The south side air conditioning wiring has been damaged.



The south side AC compressor unit has been ripped off the building.



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The rusting south side steel fencing needs repair and painting.



See the SW corner brick damage and rusting steel fence.



The SW corner of the property has an underground oil tank with bent vent pipes.



Southwest corner underground fuel oil tank fill cap. Tank needs decommissioning?



The SW corner external access door to a stairwell or old furnace flue chase was blocked.



Extensive brick exterior mortar loss. The brick building's exterior needs full refurbishing.



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South side abandoned vents for the basement boiler room area.



Close-up of the deep brick exterior mortar loss.



The SW cast iron roof drain is clogged and leaking down the building corner causing damage.



Water induced wood rot in the front balcony.



The front corbelled soffit has extensive wood rot damage.



The metal NW building corner roof drain is also clogged and leaking.

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Serious north brick wall settlement crack. The south wall is cracked too.



The crack runs the full height of the wall and indicates East end building settlement



The newer north side concrete wall has cracked also. This may indicate more recent settlement.



See the considerable site settlement at the northeast corner of the building and concrete wall.



Some of old wood windows are still intact but need extensive restoration or full replacement.



See the wood rot in the window trims and window jambs.



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Lots of broken and boarded up windows.



The east side vent was for the mess hall and possibly smoking area on the top floor.



What's left of the front door.



Backside of the front door.



Front entry lobby area.



Stairs to the top floor.

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Long stairs to the top floor with mid-run landing



The NW main floor 400 AMP electrical service entrance panel with race-way and sub-panels.



Water is damaging the electrical panels and they are becoming dangerous.



Rusted electrical service sub-panel wiring race-way.



See rusting house panel. Panels were unsafe to open without service shut off.



See heavily rusted circuit breakers and panel needing careful attention.



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See seriously corroded electrical conduit too.



One of the main floor baths.



See stained sinks and buckets at the drain trap.



The plumbing has been abused and will need full flushing of all drains and extensive restoration.



The once hot water heated building is now heated with lamps, baseboards and gas furnace.



North side west to east main floor hall.

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See roof leakage damage and mold in the first floor hall ceiling.



The second main floor bath has a fiberglass shower.



The "ladies" bath is much cleaner.



View of the ripped down bath ceiling.



Any door locked was hacked until entry was gained.  
This is the basement stairs door.



The Lennox 90+ gas furnace located in the basement stairwell.



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The furnace thermostat still remains intact.



The furnace heat was distributed by these painted metal supply ducts.



Lots of damaged light fixtures.



See mold developing around perimeter and especially at south side of the building.



The roof leakage is destroying the building along the south side.



View of a wet moldy main floor south side office space.

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See water intrusion into the electrical boxes and raceways. This wiring needs replacement.



The roof structure is wood timber trusses with steel columns and beams for second floor support.



See tops of the steel columns supporting beams supporting the top floor wood joist system.



See the multi-colored molds growing in the wet south walls.



Main floor east end room with raised platform.



See damaged east main floor room's ceiling. A lead paint nightmare?



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Need open broken windows boarded up to keep rodents out.



The building's exterior walls appear to be full brick and will need serious seismic upgrades.



Many interior doors are now just broken scraps.



When you least expect it you find intact windows.



The old fire station front fire truck doors.



Now to the second floor.

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It's interesting that the stairs mid-run landing was intentionally installed out of level.



View down the stairs from the top floor. The stairwell railing is too short.



Stairwell railings are only 29" tall. Need 36" Min. but commercial usually 42" for fall safety.



The old original roof skylight has been removed and hole sealed with plywood.



The roof skylight provided natural lighting down through ceiling windows over the stairs.



All that ceiling window glass is now at the top of the stairs.



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The building needs an amazing amount of clean up and repair.



The upstairs needs considerable clean up and trash removal.



Rusting converted fuse panel now wiring splice panel. The roof leaks are destroying the building.



There are still some of the hot water heater radiators in the building.



Top floor rest room.



More roof leak ceiling and wall damage.

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Mold developing all over but much worse on the south side. Roof needs immediate repair.



The ceiling tiles appear to be wood fiber but there appears to be an asbestos layer above them.



Hard to see in the dark wet building but this layer above the ceiling tiles may contain asbestos .



Here is a dryer area where that gray asbestos? fiberboard is visible above the ceiling tile layer.



Lots of peeling lead paint and of course the old smoke alarms need replacement.



The building does have areas yet undamaged by the roof leaks and intact electrical sub-panels.



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Most of the second floor is heated or has back-up electric baseboard heaters.



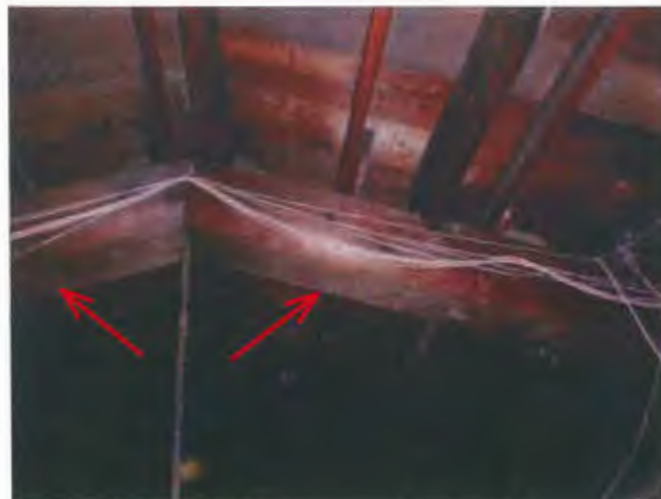
They broke the windows but did not tear down the upstairs "garage" door.



Another more modern hot water heat radiator that's been abandoned.



See the wet roof sheathing and solid wood timber trusses of the roof structure.



The timber roof trusses need the roof repaired immediately or you'll loose them.



The ends of the heavy timber roof trusses are being wood rot damaged by the roof leaks.

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The building has no attic insulation.



Attic still has the hot water heating system expansion tank in the attic.



It's amazing that the building's copper wiring hasn't been stolen.



Now down to the partial basement. The basement concrete stairs need a handrail installed.



This panel and meter protrude into the basement stairwell and maybe should be moved.



The basement area is built with reinforced concrete.



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See the rusting exposed rebar in the basement ceiling below where the fire truck was parked.



Rustic spawling basement column and floor beam concrete.



See basement SE area wall cracks.



Some basement wall cracking appears to follow old concrete placement cold joints.



Water seeping in at the old basement concrete wall cold joints.



The old abandoned oil fired hot water heat 'boiler' in the south end of the partial basement.

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Basement south wall fuel oil supply lines. Probably there is an underground tank.



The electric water heater in the basement near the old boiler. Needs seismic strapping installed.



Auto radiator hose used to connect the water heater.



NW basement corner had hot water heat below the main floor baths to prevent pipes freezing.



Building appears to have a newer copper water service line installed through west basement wall.



Perhaps originally the northwest basement area had a coal chute?



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## Maintenance Summary

The following " Maintenance Summary List " has both observed facts and subjective comments by the inspector based on observation of the building's accessible areas. The inspection was non-invasive and not technically exhaustive. A technically exhaustive inspection is available for several thousand dollars more and would require multiple day at the site with engineers and technicians. The opinions offered may prove correct and / or further invasive examination of the issues brought forward may reveal additional issues needing attention or none. The report suggested actions should be reviewed by professionals and licensed trade persons and not overlooked nor dismissed without review.

### Lots and Grounds

1. Vegetation: South side trees.  
The south side trees need extensive trimming to cut the tree limbs back off the building and south side external top floor entrance stairs.
2. Retaining Walls: Concrete  
The north side barrier wall has broken and settled to the east along with the building. The cause of the settlement needs to be determined.
3. Fences: painted steel and chain link.  
South side rusting steel fence needs refinishing and modification to keep vandals out of yard area.

### Exterior Surface and Components

4. All sides Exterior Surface Type: Exposed brick walls.  
The brick building's exterior has sustained considerable mortar loss, localized vandalism and a major break on the north side.
  1. The cause of the major crack down the north and south side walls also need to be determined as it appears there has been site settlement at the east corner of the building.
  2. Once the building is determined to be stable and has had seismic upgrades installed, the whole exterior will need extensive brick damage repair and mortar tuck-pointing.
5. Trim: Painted wood.  
All the old exterior wood trim has sustained severe weathering and wood rot damage with some decorative pieces lost. ( see upper front cornice)  
  
The exterior wood trim will need major restoration while contending with wood rot and lead paint issues.
6. Entry Doors: wood  
All the wood exterior doors are vandalized and weather damaged and probably will need full replacement as part of the building refurbishing.
7. Windows: Wood double hungs and fixed glass windows.  
The top floor windows have been removed with openings covered with plywood and most of the first floor exterior and interior windows have sustained severe weathering or vandalism damage.  
  
Restoration would be quite costly. Consideration should be given to replacement of the old windows with modern energy efficient units.
8. Exterior Lighting: Security / Lights  
Intense vandal resistant lighting is needed to reduce the loitering and vandalism around the building and especially along the south side. Eliminate concealment areas and discourage the use of the south side landscape area as a camping site.

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## Maintenance Summary (Continued)

Exterior Lighting: (continued)

### Roof

9. Whole Building Roof Surface Unable to Inspect: 100%  
The SW corner enclosed roof access stairwell access door was block shut preventing access to the high roof.

10. Whole Building Roof Surface Material: Asphalt built up or some type of mineral sheet.  
The building's roof will need extensive repair or full replacement

Regardless of what type of roof material is installed, the roof leakage caused by roof failure or neglect has damaged the roof structure and roof sheathing. Expect to need extensive roof structure repair and roof replacement.

11. Skylights: Glass skylight has been removed.  
The original large central roof skylight has been removed and the opening capped with plywood.

The roof once had a central multi-pane glass skylight that provided natural lighting down through the stairwell ceiling windows. Hopefully the design can be restored with an energy efficient skylight assembly.

12. Downspouts: Enameled steel and cast iron.  
The clogged roof drain downspouts need repair or replacement.

### Electrical

13. 110 VAC Branch Circuits: Copper  
The water damaged circuits and corroded raceways need repair and examination for additional water intrusion damage.

14. 220 VAC Branch Circuits: Copper and aluminum  
The water damaged circuits and corroded raceways need repair and examination for additional water intrusion damage.

15. Multiple locations Electric Panel Breakers: CU/AL  
The many water damaged panels and breakers will need replacement.

### Structure

16. Structure Type: Full brick walled building with 2 floors and partial basement  
The brick walled building has little resistance to larger seismic event damage or even collapse.

Any plans for restoration of the building should include engineering and cost analysis to determine the feasibility of meeting current seismic safety standards.

17. Foundation: Concrete slab with partial concrete basement.  
The old concrete slab and partial basement will need seismic upgrades.

18. Differential Movement: East end settlement.  
The more visible north side full height brick wall crack and north side concrete barrier wall break seem to indicate past settlement of the building and property on the east end.



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## Maintenance Summary (Continued)

Differential Movement: (continued)

1. The property needs engineering evaluation of its long term stability.

Is the building built on a river front land fill? The property should be researched as to its stability and whether any portion of the building was supported by piling.

2. The building appears to have non-reinforced full brick exterior walls requiring extensive structural reinforcement to meet current seismic stability requirements.

19. Beams: Solid wood

The leaking roof must be immediately repaired/replaced to stop further damage to the heavy timber wood roof and floor support beams.

20. Bearing Walls: Brick

The brick exterior walls will need to be evaluated and necessary steps taken to reinforce the building to meet current seismic standards.

21. Joists/Trusses: Wood joists

The roof leakage is damaging the second ceiling and floor wood joist system and must be stopped before further damage and possible failure occurs.

22. Floor/Slab: T&G decking and concrete slab.

The second floor decking and floor structure are developing wood rot damage induced by the roof leak water exposure and will need extensive repair in the wet areas.

23. Stairs/Handrails: Carpeted wood and wood handrails.

Interior stairs issues:

1. The internal stair to the top floor has an unusual mid-run landing that was installed out of level but appears to be generally intact.

2. The upper floor stairwell railing is short and a fall hazard. The railings need to be rebuilt to current height and child safety standards.

Exterior stairs issues:

1. The south side exposed steel and wood stairs with enclosed top landing will need extensive rebuilding and modification to meet current safety standards.

2. The apparent SW corner enclosed stairwell or perhaps boiler flue chase was blocked from access and was not inspected. Expect to find need for extensive repair.

### Attic

24. Above the top floor ceiling. Attic Roof Framing: Heavy timber roof trusses and 2x8 wood purlins.  
**WARNING:** The roof needs immediate repair.

1. The south side roof structure leakage is damaging the ends of the timber roof trusses. If those truss ends are badly damaged the whole roof structure may need to be replaced.

2. If the heavy timber roof trusses can be saved, they will need engineering and seismic attachment

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## Maintenance Summary (Continued)

Roof Framing: (continued)  
hardware installed.

3. The roof leakage is also rotting the plank roof support 2 x 8 purlins. This damaged areas will need replacement.
25. Above the top floor ceiling. Attic Ventilation: No roof structure attic ventilation.  
The building envelope will need evaluation as part of the restoration to determine if and how the attic space will be vented if closed off from the rest of the building.
26. Above the top floor ceiling. Attic Insulation: None  
The building has no attic insulation.  
  
Fortunately the attic has no insulation installed as any insulation would have absorbed the roof leak water and further damaged the roof structure and ceilings.
27. Above the top floor ceiling. Attic Wiring/Lighting: Lots of wiring spider webbed across the attic area.  
As part of the building and electrical restoration, the wiring in the attic space will need to be examined for water damage and corrected as necessary.
28. Above the top floor ceiling. Attic Moisture Penetration: Extensive roof leakage  
Warning: The roof leakage must be corrected or the damage will be so extensive that the building may not be worth salvaging or will be just a brick walled shell needing complete restoration.  
  
The roof has heavy roof leakage and damage along the south side and other areas including over the NW corner main electrical service panel area.

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## Basement

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29. Under the west end of the building. Basement Walls: Concrete  
The basement concrete walls and ceiling are rustic with exposed rebar and water seepage coming through the old concrete wall cracks and cold joints.
30. Under the west end of the building. Basement Floor Drain: Furnace area.  
The basement furnace area floor drain should be cleared and made free-flowing.
31. Under the west end of the building. Basement Doors: Solid wood  
The basement stairwell door has been hacked open to gain access and will need replacement.
32. Under the west end of the building. Basement Electrical: 120 VAC/240 VAC  
The water damaged basement electrical wiring needs inspection and repair/replacement.
33. Under the west end of the building. Basement Ventilation: Old south side combustion air vents for the boiler.
34. Under the west end of the building. Basement Moisture Location: Water seepage around the perimeter.  
Probably correcting the roof drainage and patching the basement walls gaps and cracks will stop the water seepage into the basement.
35. Under the west end of the building. Basement Bsmt Stairs/Railings: Concrete stairs  
The basement stairs needs a continuous handrail installed and possibly moving the obstructive electrical panel and meter out of the stairwell.



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## Maintenance Summary (Continued)

### Air Conditioning

36. South side AC System A/C System Operation: The compressor unit has been ripped out. The south side air conditioning compressor unit has been ripped out of its installation. The unit may still be usable but will need extensive evaluation and reinstallation.
37. South side AC System Exterior Unit: Ruud
38. South side AC System Refrigerant Lines: Refrigeration system lines have been ripped loose.
39. South side AC System Electrical Disconnect: wall mounted disconnect panel  
The air conditioning compressor unit's external wiring has been ripped out and needs to be restored.

### Heating System

40. Basement stairwell Heating System Heating System Operation: Needs service  
The Lennox 90+ efficient gas furnace appears intact but should be fully serviced and evaluated.
41. Fuel Tank: underground oil tank  
It appears there was or is an underground oil tank at the SW corner of the building that should be determined to have been decommissioned or have that work completed.
42. Suspected Asbestos: Asbestos containing sheet material
1. There appears to be a gray sheet material installed on the original top floor ceilings above the added acoustic ceiling tiles that may contain asbestos.
  2. The exterior plastered brick walls may contain some asbestos in the materials.

### Plumbing

43. Water Lines: Galvanized steel and copper  
The interior water pipe appears generally intact but will need repairs.
44. Gas Service Line: Heavy wall steel and flex connectors.  
It appears the gas meter has been removed. The gas service will need to be restored.
45. Drain Pipes: Cast iron, Galv. steel & ABS plastic  
Due to the vandalism in the building, the water pipes should be cleared and scoped to be sure they are intact.
46. South basement area. Water Heater Water Heater Operation: The water needs attention
1. The water heater needs to be moved to the basement wall and the water line connections corrected.
  2. It is advisable that even electric water heaters be strapped to the wall to prevent the tank breaking loose in a seismic event and causing area damage or possible electrical shock injury.
47. Misc. Plumbing: Here is the list of other plumbing issues needing attention:  
For all the vandalism in the building, it appears that generally all the plumbing fixtures are intact.
- Without water service the fixtures and faucets could not be fully evaluated.

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## Maintenance Summary (Continued)

### Interior Rooms

48. All areas Living Space Ceiling: Plaster and drywall.
1. The plaster and drywall ceilings need extensive repair where damaged by roof leaks and vandalism.
  2. The top floor original plaster ceiling was covered with acoustic ceiling tiles installed over what appears to be an asbestos sheet material. The gray sheet material appears to have been installed as a fire suppression layer that will be a hazardous material issue when making repairs.
  3. The old multi-pane skylight over the central stairwell will need extensive repair and re-glazing with safety glass.
49. All areas Living Space Walls: Plaster and drywall  
The remaining original walls are plaster with drywall applied to the repaired areas and added rooms.
1. The exterior walls are being damaged by roof water leakage around the perimeter. The walls are developing extensive mold growth on and behind finish wall surfaces and will need the walls stripped to the original brick.
  2. Areas of the interior walls have developed mold too and have extensive vandalism damage needing repair.
50. All areas Living Space Floor: Carpet and vinyl flooring  
The flooring has sustained vandalism and roof leak damage and will need extensive clean up and or replacement.
51. All areas Living Space Doors: Old wood panel and solid core wood doors.  
All the doors in the building have been damaged and need repair/replacement.



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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Maintenance	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 510 NW 3rd Avenue  
City Portland State OR Zip 97209  
Contact Name Wendy Wilcox, Construction Services Contract Manager  
Phone 503 823-3236 Fax 503 865-3824

### Client Information

Client Name Portland Development Commission  
Client Address 222 NW Fifth Avenue  
City Portland State OR Zip 97209  
Phone 503 823-3236 Fax  
E-Mail WilcoxW@PDC.us

### Inspection Company

Inspector Name Daniel Temple, CCB 116623, OCHI 0057  
Company Name Emerald Home/BuildingInspection  
Company Address 2870 NE Hogan E-504  
City Gresham State OR Zip 97030  
Phone 503 665-5056 Fax 503 618-8177, alt=667-7063  
E-Mail dan@emeraldinspection.com  
File Number 6805-PDC-510 NW 3rd  
Amount Received Invoiced : \$ 1,295.00

### Conditions

Others Present PDC Rep. to receive the access keys only. Property Occupied Piles of trash and damaged materials.

Estimated Age 97 Entrance Faces West  
Inspection Date 01/29/2010  
Start Time 9:00 AM End Time 1:30 PM  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 48 F.

Weather Rain showers Soil Conditions Damp from recent rains  
Space Below Grade Partial basement  
Building Type Full brick 2 story converted fire station. Garage None  
Sewage Disposal City How Verified Urban Property  
Water Source City How Verified Urban Property  
Additions/Modifications Past conversion to office spaces.  
Permits Obtained Assumed How Verified Check the city records.

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## Lots and Grounds

A N P N I M D

1.      Walks: Concrete.
2.      Vegetation: South side trees.  
The south side trees need extensive trimming to cut the tree limbs back off the building and south side external top floor entrance stairs.
3.      Retaining Walls: Concrete  
The north side barrier wall has broken and settled to the east along with the building. The cause of the settlement needs to be determined.
4.      Grading: Minor slope
5.      Driveway: Gravel
6.      Fences: painted steel and chain link.  
South side rusting steel fence needs refinishing and modification to keep vandals out of yard area.

## Exterior Surface and Components

A N P N I M D

All sides Exterior Surface

1.      Type: Exposed brick walls.  
The brick building's exterior has sustained considerable mortar loss, localized vandalism and a major break on the north side.  
  
1. The cause of the major crack down the north and south side walls also need to be determined as it appears there has been site settlement at the east corner of the building.  
  
2. Once the building is determined to be stable and has had seismic upgrades installed, the whole exterior will need extensive brick damage repair and mortar tuck-pointing.
2.      Trim: Painted wood.  
All the old exterior wood trim has sustained severe weathering and wood rot damage with some decorative pieces lost. ( see upper front cornice)  
  
The exterior wood trim will need major restoration while contending with wood rot and lead paint issues.
3.      Entry Doors: wood  
All the wood exterior doors are vandalized and weather damaged and probably will need full replacement as part of the building refurbishing.
4.      Windows: Wood double hungs and fixed glass windows.  
The top floor windows have been removed with openings covered with plywood and most of the first floor exterior and interior windows have sustained severe weathering or vandalism damage.  
  
Restoration would be quite costly. Consideration should be given to replacement of the old windows with modern energy efficient units.



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## Exterior Surface and Components (Continued)

5.  Exterior Lighting: Security / Lights  
Intense vandal resistant lighting is needed to reduce the loitering and vandalism around the building and especially along the south side. Eliminate concealment areas and discourage the use of the south side landscape area as a camping site.
6.  Gas Meter: South side of building.

## Roof

A N P N I M D

Whole Building Roof Surface

1. Method of Inspection: No access, not inspected.
2.  Unable to Inspect: 100%  
The SW corner enclosed roof access stairwell access door was block shut preventing access to the high roof.
3.  Material: Asphalt built up or some type of mineral sheet.  
The building's roof will need extensive repair or full replacement

Regardless of what type of roof material is installed, the roof leakage caused by roof failure or neglect has damaged the roof structure and roof sheathing. Expect to need extensive roof structure repair and roof replacement.

4. Type: Unknown
5. Approx Age: Unknown
6.  Flashing: Enameled steel
7.  Skylights: Glass skylight has been removed.  
The original large central roof skylight has been removed and the opening capped with plywood.
- The roof once had a central multi-pane glass skylight that provided natural lighting down through the stairwell ceiling windows. Hopefully the design can be restored with an energy efficient skylight assembly.

North side brick. Chimney

8.  Chimney: Abandoned unlined brick furnace chimney.
9.  Plumbing Vents: Cast iron and Galv. steel
10.  Downspouts: Enameled steel and cast iron.  
The clogged roof drain downspouts need repair or replacement.
11.  Leader/Extension: Cast iron

## Electrical

A N P N I M D

1. Service Size Amps: 400 AMP Volts: 120-240V.
2.  Service: Aluminum
3.  110 VAC Branch Circuits: Copper  
The water damaged circuits and corroded raceways need repair and examination for additional water intrusion damage.

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## Electrical (Continued)

110 VAC Branch Circuits: (continued)

4.  220 VAC Branch Circuits: Copper and aluminum  
The water damaged circuits and corroded raceways need repair and examination for additional water intrusion damage.
5.  Conductor Type: Conduit raceway installed free-strand wiring.
6.  Ground: Ground rod and plumbing bond
- Northwest main floor room Electric Panel \_\_\_\_\_
7.  Manufacturer: Cutler Hammer
8. Max Capacity: 400 AMP.
9.  Main Breaker Size: 400 AMP.
10. Is the panel bonded?  Yes  No
- Multiple locations Electric Panel \_\_\_\_\_
11.  Manufacturer: Cutler Hammer
12. Max Capacity: Various
13.  Breakers: CU/AL  
The many water damaged panels and breakers will need replacement.
14. Is the panel bonded?  Yes  No

## Structure

A N P N I M D

1.  Structure Type: Full brick walled building with 2 floors and partial basement  
The brick walled building has little resistance to larger seismic event damage or even collapse.
- Any plans for restoration of the building should include engineering and cost analysis to determine the feasibility of meeting current seismic safety standards.
2.  Foundation: Concrete slab with partial concrete basement.  
The old concrete slab and partial basement will need seismic upgrades.
3.  Differential Movement: East end settlement.  
The more visible north side full height brick wall crack and north side concrete barrier wall break seem to indicate past settlement of the building and property on the east end.
1. The property needs engineering evaluation of its long term stability.
- Is the building built on a river front land fill? The property should be researched as to its stability and whether any portion of the building was supported by piling.
2. The building appears to have non-reinforced full brick exterior walls requiring extensive structural reinforcement to meet current seismic stability requirements.
4.  Beams: Solid wood  
The leaking roof must be immediately repaired/replaced to stop further damage to the heavy timber wood roof and floor support beams.
5.  Bearing Walls: Brick  
The brick exterior walls will need to be evaluated and necessary steps taken to



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## Structure (Continued)

Bearing Walls: (continued)

reinforce the building to meet current seismic standards.

6.  Joists/Trusses: Wood joists  
The roof leakage is damaging the second ceiling and floor wood joist system and must be stopped before further damage and possible failure occurs.

7.  Floor/Slab: T&G decking and concrete slab.  
The second floor decking and floor structure are developing wood rot damage induced by the roof leak water exposure and will need extensive repair in the wet areas.

8.  Stairs/Handrails: Carpeted wood and wood handrails.  
Interior stairs issues:

1. The internal stair to the top floor has an unusual mid-run landing that was installed out of level but appears to be generally intact.

2. The upper floor stairwell railing is short and a fall hazard. The railings need to be rebuilt to current height and child safety standards.

Exterior stairs issues:

1. The south side exposed steel and wood stairs with enclosed top landing will need extensive rebuilding and modification to meet current safety standards.

2. The apparent SW corner enclosed stairwell or perhaps boiler flue chase was blocked from access and was not inspected. Expect to find need for extensive repair.

9.  Subfloor: 3x4" T&G wood decking

## Attic

A N P N I M D

Above the top floor ceiling. Attic

1. Method of Inspection: Climbing up through the broken out stairwell skylight.
2.  Unable to Inspect: 30%  
The attic had limited access to some areas as the result of the slippery wet areas, wiring and structural members.

3.  Roof Framing: Heavy timber roof trusses and 2x8 wood purlins.  
WARNING: The roof needs immediate repair.

1. The south side roof structure leakage is damaging the ends of the timber roof trusses. If those truss ends are badly damaged the whole roof structure may need to be replaced.

2. If the heavy timber roof trusses can be saved, they will need engineering and seismic attachment hardware installed.

3. The roof leakage is also rotting the plank roof support 2 x 8 purlins. This damaged areas will need replacement.

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## Attic (Continued)

Roof Framing: (continued)

4.  Sheathing: 3/4" wood plank sheathing.
5.  Ventilation: No roof structure attic ventilation.  
The building envelope will need evaluation as part of the restoration to determine if and how the attic space will be vented if closed off from the rest of the building.
6.  Insulation: None  
The building has no attic insulation.  
  
Fortunately the attic has no insulation installed as any insulation would have absorbed the roof leak water and further damaged the roof structure and ceilings.
7.  Insulation Depth:
8.  Vapor Barrier:
9.  Attic Fan:
10.  Wiring/Lighting: Lots of wiring spider webbed across the attic area.  
As part of the building and electrical restoration, the wiring in the attic space will need to be examined for water damage and corrected as necessary.
11.  Moisture Penetration: Extensive roof leakage  
Warning: The roof leakage must be corrected or the damage will be so extensive that the building may not be worth salvaging or will be just a brick walled shell needing complete restoration.  
  
The roof has heavy roof leakage and damage along the south side and other areas including over the NW corner main electrical service panel area.

## Basement

A N P N I M D

Under the west end of the building. Basement

1.  Ceiling: Concrete
2.  Walls: Concrete  
The basement concrete walls and ceiling are rustic with exposed rebar and water seepage coming through the old concrete wall cracks and cold joints.
3.  Floors: Concrete
4.  Floor Drain: Furnace area.  
The basement furnace area floor drain should be cleared and made free-flowing.
5.  Doors: Solid wood  
The basement stairwell door has been hacked open to gain access and will need replacement.
6.  Electrical: 120 VAC/240 VAC  
The water damaged basement electrical wiring needs inspection and repair/replacement.
7.  HVAC Source: No basement heating.



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## Basement (Continued)

8.  Ventilation: Old south side combustion air vents for the boiler.
9.  Moisture Location: Water seepage around the perimeter.  
Probably correcting the roof drainage and patching the basement walls gaps and cracks will stop the water seepage into the basement.
10.  Bsmt Stairs/Railings: Concrete stairs  
The basement stairs needs a continuous handrail installed and possibly moving the obstructive electrical panel and meter out of the stairwell.

## Air Conditioning

A NPNI M D

South side AC System

1.  A/C System Operation: The compressor unit has been ripped out.  
The south side air conditioning compressor unit has been ripped out of it installation.  
The unit may still be usable but will need extensive evaluation and reinstallation.
2.  Condensate Removal: Plastic tubing and lift pump.
3.  Exterior Unit: Ruud
4. Area Served: Main areas Approximate Age: 10+ years
5. Fuel Type: 240 V. AC. Temperature Differential: not functional.
6. Type: Central A/C and Gas furnace Capacity: 60 AMP.
7.  Visible Coil: Aluminum
8.  Refrigerant Lines: Refrigeration system lines have been ripped loose.
9.  Electrical Disconnect: wall mounted disconnect panel  
The air conditioning compressor unit's external wiring has been ripped out and needs to be restored.

## Heating System

A NPNI M D

Basement stairwell Heating System

1.  Heating System Operation: Needs service  
The Lennox 90+ efficient gas furnace appears intact but should be fully serviced and evaluated.
2. Manufacturer: Lennox
3. Type: 90+ gas furnace Capacity: 100,000 BTUHR
4. Area Served: Central areas Approximate Age: 10+ years
5. Fuel Type: Natural gas
6.  Heat Exchanger: Closed combustion chamber
7. Unable to Inspect: 100%
8.  Blower Fan/Filter: Direct drive / disposable
9.  Distribution: Metal ducts
10.  Circulator: Electric fan
11.  Draft Control: Fan induced draft
12.  Flue Pipe: PVC plastic
13.  Controls: thermocouples
14.  Thermostats: Simple unit, not programmable

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## Heating System (Continued)

15.  Fuel Tank: underground oil tank  
It appears there was or is an underground oil tank at the SW corner of the building that should be determined to have been decommissioned or have that work completed.
16. Tank Location: Southwest corner of the building.
17.  Suspected Asbestos: Asbestos containing sheet material
1. There appears to be a gray sheet material installed on the original top floor ceilings above the added acoustic ceiling tiles that may contain asbestos.
  2. The exterior plastered brick walls may contain some asbestos in the materials.

## Plumbing

A N P N I M D

1.  Service Line: Copper  
The water service was turned off at the time of the building inspection.
2.  Main Water Shutoff: NW basement area.
3.  Water Lines: Galvanized steel and copper  
The interior water pipe appears generally intact but will need repairs.
4.  Gas Service Line: Heavy wall steel and flex connectors.  
It appears the gas meter has been removed. The gas service will need to be restored.
5.  Vent Pipes: Cast iron, Galv. steel & ABS plastic
6.  Service Caps: NW basement.
7.  Drain Pipes: Cast iron, Galv. steel & ABS plastic  
Due to the vandalism in the building, the water pipes should be cleared and scoped to be sure they are intact.

South basement area. Water Heater

8.  Water Heater Operation: The water needs attention
1. The water heater needs to be moved to the basement wall and the water line connections corrected.
  2. It is advisable that even electric water heaters be strapped to the wall to prevent the tank breaking loose in a seismic event and causing area damage or possible electrical shock injury.
9. Manufacturer: Regency
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 15 Area Served: Whole building
12.  TPRV and Drain Tube: Copper
13.  Misc. Plumbing: Here is the list of other plumbing issues needing attention:  
For all the vandalism in the building, it appears that generally all the plumbing fixtures are intact.

Without water service the fixtures and faucets could not be fully evaluated.



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## Interior Rooms

A NPNI M D

All areas Living Space

1.  Ceiling: Plaster and drywall.
  1. The plaster and drywall ceilings need extensive repair where damaged by roof leaks and vandalism.
  2. The top floor original plaster ceiling was covered with acoustic ceiling tiles installed over what appears to be an asbestos sheet material. The gray sheet material appears to have been installed as a fire suppression layer that will be a hazardous material issue when making repairs.
  3. The old multi-pane skylight over the central stairwell will need extensive repair and re-glazing with safety glass.
2.  Walls: Plaster and drywall  
The remaining original walls are plaster with drywall applied to the repaired areas and added rooms.
  1. The exterior walls are being damaged by roof water leakage around the perimeter. The walls are developing extensive mold growth on and behind finish wall surfaces and will need the walls stripped to the original brick.
  2. Areas of the interior walls have developed mold too and have extensive vandalism damage needing repair.
3.  Floor: Carpet and vinyl flooring  
The flooring has sustained vandalism and roof leak damage and will need extensive clean up and or replacement.
4.  Doors: Old wood panel and solid core wood doors.  
All the doors in the building have been damaged and need repair/replacement.
5.  Electrical: 120 VAC no ground fault protection
6.  HVAC Source: Central furnace registers and baseboard electric heaters.